

FREEHOLD



House - Semi-Detached

7 CLIFTONVILLE, PRESCOT, L34 2SX

Asking Price

£240,000

FEATURES

- Beautifully presented three bedroom semi detached
- Situated in a cul de sac location
- Close to Prescot town centre, schools and transport links
- Entrance hall, spacious lounge
- Fitted kitchen with built in appliances and dining room
- Sun lounge with sliding doors to the garden
- Modern family shower room with a three piece suite
- Outbuilding with UPVC sliding doors, water supply and power



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3 Bedroom House - Semi-Detached located in Prescot

Entrance Hall

UPVC part glazed front door. Laminate wood effect flooring. Central heating radiator. Understairs storage cupboard.

Cloaks/Storage

UPVC double glazed window to the side aspect. Laminate wood effect flooring. Fitted with a two piece suite comprising of a wash hand basin and a low level wc. Central heating radiator. Wall light.

Lounge

12'4 x 10'7

UPVC double glazed window to the front aspect. Laminate wood effect flooring. Central heating radiator.

Kitchen

12'2 x 7'11

UPVC double glazed windows to the side and rear aspects. Laminate wood effect flooring. Fitted with a range of wall and base units in 'Cashmere' comprising of cupboards, drawers and contrasting work surfaces with matching upstands. 1 1/2bowl sink unit with mixer tap. Integral appliances include a five ring gas hob, an electric oven and a stainless steel extractor hood. Glass mosaic splashback. Inset

Dining Room

11'1 x 6'11

Laminate wood effect flooring. Central heating radiator. Inset ceiling spotlights.

Sun Lounge

7'7 x 6'4

UPVC double glazed patio doors leading to the rear garden. Laminate wood effect flooring. Central heating radiator.

Landing

UPVC double glazed window to the side aspect. Doors to all rooms. Loft access point.

Bedroom One

10'4 x 10'3

UPVC double glazed window to the front aspect. Central heating radiator. Picture rail.

Bedroom Two

10'11 x 9'4

UPVC double glazed window to the rear aspect. Central heating radiator, Picture rail

Bedroom Three

8'3 x 7'4

UPVC double glazed window to the rear aspect. Central heating radiator. Picture rail.

Shower Room

UPVC double glazed window to the front aspect. Laminate wood effect flooring. Fitted with a three piece suite comprising of a corner step in shower enclosure with waterfall shower and UPVC panelled splashback, a white gloss vanity unit housing a wash hand basin with mixer tap and a low level wc. Column radiator. UPVC panelled ceiling with inset spotlights.

External

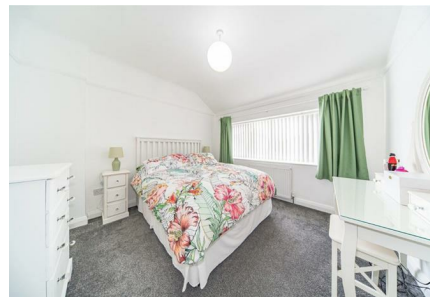
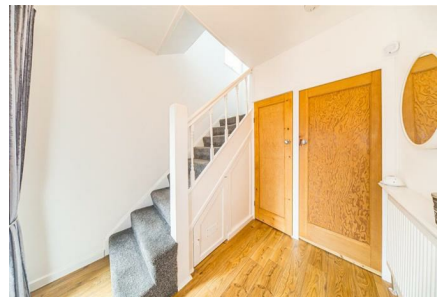
At the rear of the property is a paved patio area and a gravel garden with raised beds and shrub displays. Outbuilding with UPVC sliding doors, power and water supply. Gate to the front. Outside tap.

At the front is a gravel garden with established shrub display. A driveway gives off road parking for several vehicles.





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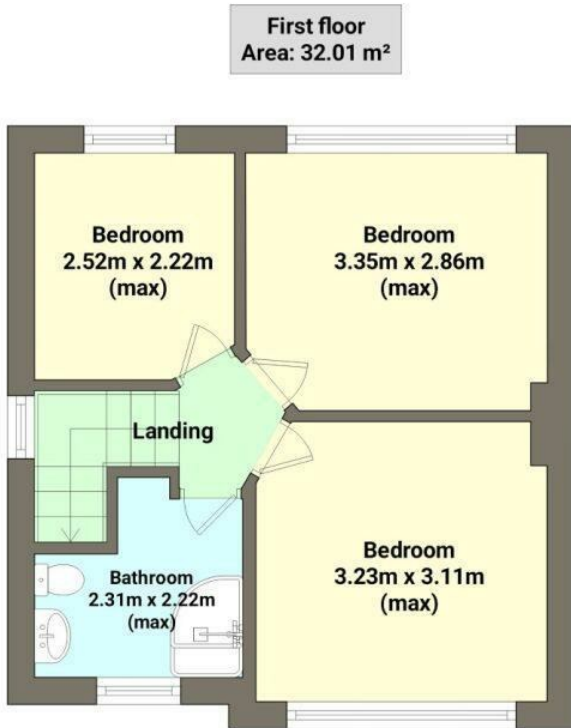
www.brooksestateandlettings.co.uk

Council Tax Band

C



**Ground floor
Area: 41.85 m²**



**First floor
Area: 32.01 m²**

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		82
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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